



Weekly Permit Bulletin

May 5, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

NOTICE OF PUBLIC MEETING

Highland Village Townhomes

Location: 600 146th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 16-124908-LD

Description: East Bellevue Community Council meeting to discuss a Design Review to construct an 87-unit townhome development.

Approvals Required: Design Review approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Public Meeting: June 7, 2016, 7 PM; East Bellevue Community Council, Lake Hills Clubhouse, 15230 Lake Hills Boulevard

Date of Application: February 23, 2016

Completeness Date: March 22, 2016

Applicant: Anna Thompson

Applicant Contact: Lis Soldano, IS Property Investments, LLC, 206-728-6521

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

Notice of Application

NOTICE OF APPLICATION AND THRESHOLD DETERMINATION

Li Tree Removal

Location: 4760 140th Ave NE

Subarea: Bridle Trails

File Number: 16-123683-GJ

Description: SEPA Threshold Determination for a proposal to remove two hazardous trees within a Type-F stream buffer. A replanting plan has been included with this proposal.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 29, 2016

Completeness Date: April 1, 2016

Applicant: Debbie Li

Applicant Contact: Anne Morey, A&M Tree Service NW Inc., 425-867-2307

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

RE-NOTICE OF APPLICATION AND PUBLIC MEETING

Bellevue Place Helistop

Location: 10500 NE 8th Street

Subarea: Downtown Bellevue

File Number: 16-124851-LB

Description: Application for Conditional Use Permit approval to revoke Kemper Development Company's helistop conditional use permit (Ordinance 6000).

Approvals Required: Conditional Use Permit approval and ancillary permits and approvals

Reason for Re-notice: Scheduling conflict.

SEPA: Exempt

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 19, 2016; presentation starts at 5 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: Please see readerboard

Date of Application: February 23, 2016

Completeness Date: February 24, 2016

Applicant: Mrs. Ina Tateuchi

Applicant Contact: Josh Whited, whited@ekwlaw.com, 206-441-1069

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

**NOTICE OF APPLICATION AND
THRESHOLD DETERMINATION**

[Overlook Tree Removal](#)

Location: 5305 Lakemont Blvd SE

Subarea: Newcastle

File Number: 16-126441-GB

Description: Application for SEPA Threshold Determination to remove five trees within a Type-N stream buffer. A replanting plan has also been included with this proposal.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 9, 2016

Completeness Date: April 25, 2016

Applicant Contact: Doug Lundstrom, The Northwest Gardener Inc., 425-478-9627

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

**NOTICE OF APPLICATION AND
THRESHOLD DETERMINATION**

[Jansson-Wong Landscape Project](#)

Location: 15140 SE 53rd Pl

Subarea: Newcastle

File Number: 16-128345-GJ

Description: Application for SEPA Threshold Determination to conduct restoration landscaping critical area planting within a Steep Slope and Steep Slope Buffer. Proposal includes invasive species removal and a planting plan utilizing native species.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 25, 2016

Completeness Date: April 22, 2016

Applicant: Gustav Jansson, 206-218-5450

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Beddoe Residence](#)

Location: 9449 Lake Washington Blvd NE

Neighborhood: North Bellevue

File Number: 16-129263-LO

Description: Application for Critical Areas Land Use Permit approval for landscape and hardscape improvements within the 25-foot shoreline buffer and 25-foot shoreline structure setback. This proposal also includes the reconfiguration of an existing deck associated with the single-family residential structure. This proposal is a reissuance of a previously-granted Critical Areas Land Use Permit (14-125970-LO).

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 12, 2016

Completeness Date: April 25, 2016

Applicant Contact: Dan Brevick, Gordon Construction, 425-216-0318

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Morgan Residence](#)

Location: 1314 183rd Ave NE

Subarea: Northeast Bellevue

File Number: 16-129663-LO

Description: Application for Critical Areas Land Use Permit approval to construct an addition, deck and patio area on an existing single-family dwelling within a steep slope and steep slope buffer. The proposal is supported by a Critical Areas Report, geotechnical report, and a slope enhancement planting plan.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 14, 2016

Completeness Date: April 25, 2016

Applicant: Michael & Melinda Morgan

Applicant Contact: Andy Noone, The Watershed Company, 425-822-5242

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Green Theory Factoria \(Green Grotto\)](#)

Location: 12827 SE 40th Pl.

Subarea: Factoria

File Number: 16-129278-LA and 16-129277-LF

Description: Application for Final Short Plat and Administrative Conditional Use Permit approval to allow a marijuana retail store to establish on the site and review of an associated Binding Site Plan to divide the property into two lots in order to satisfy the 1,000-foot separation required from a school.

Approvals Required: Administrative Conditional Use Permit approval, Binding Site Plan approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project. Comments are accepted until a decision is issued.

Date of Application: April 12, 2016

Completeness Date: May 3, 2016

Applicant: George Garrett, Green Grotto, 425-822-0100

Applicant Contact: Robert Miller, Robert S. Miller and Associates, 425-822-0100 x23, rsm@spaceplan.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Hilltop Community Vegetation Management](#)

Location: 5389 146th Ave SE

Neighborhood: Newcastle

File Number: 14-141200-GJ

Description: Land Use approval for vegetation management within commonly owned area of

the Hilltop Community with the primary objective of maintaining historical view corridors and levels of vegetation on commonly owned lands. Actions include invasive species and shrub removal as well as tree pruning and removal in a critical area. Restoration of disturbed areas is proposed with trees and shrubs.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 19, 2016, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: September 16, 2014

Completeness Date: October 14, 2014

Notice of Application Date: November 13, 2014

Applicant Contacts: Marianne Emerson and Alex Harris, 206-486-4143

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Sound Transit East Link Central Bellevue Segment](#)

Location: Approximately SE 4th St on 112th Ave SE to 120th Ave NE

Neighborhood: Southwest Bellevue, Downtown, Bel Red

File Number: 15-102719-LD

Description: Approval of Sound Transit's request for a Design and Mitigation Permit for the portions of its East Link light rail transit system that will be within Central Bellevue from approximately SE 4th St on 112th Ave SE to 120th Ave NE. This application includes the proposed East Main, Downtown Transit Center, and Hospital stations. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facility is consistent with:

- a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and

c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Final Environmental Impact Statement (FEIS) was issued for the East Link Regional Light Rail Transit project on July 15, 2011. Following issuance of the FEIS, a SEPA addendum was issued on March 26, 2013. This FEIS, addendum, and supporting documentation fulfills State Environmental Policy Act requirements for the proposal. Measures intended to mitigate impacts have been incorporated in the project design.

Appeal Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 5, 2015

Completeness Date: February 2, 2015

Notice of Application Date: February 26, 2015

Applicant: Sound Transit

Applicant Contact: Justin Lacson, Sound Transit, 206-302-8126

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

NOTICE OF DECISION

[Spring District Residential Phase 2](#)

Location: 1209 124th Avenue NE

Subarea: Bel-Red

File Number: 15-119249-LD

Description: Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) for the construction of three residential buildings (279 units) with ground-floor uses, including retail, restaurant, office, fitness center, bike club, and Wi-Fi café. The buildings will be between 6 and 9 stories in height, with a total of approximately 261,059 gross square feet, excluding the parking areas. There will be 2 levels of underground

parking with 246 parking stalls. Site improvements to include, but are not limited to: ROW improvements, site utility connections, landscaping, and installation of a multi-family play area. The subject property is currently undeveloped. This secondary phase of residential construction is a continuation of the Phase 1 residential construction, located west of the subject site. The project site area is comprised of 1.9 acres (parcels 22-23) of the 36 acre "The Spring District" Master Development Plan.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 19, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 29, 2015

Completeness Date: August 26, 2015

Notice of Application Date: September 3, 2015

Applicant: Security Properties

Applicant Contact: Michael Nanney, Security Properties, 206-628-8003

MichaelN@secprop.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov